

# **INTRODUCTION**

**The City of New Rochelle is requesting \$97,755,000 to spur economic activity, combat the negative fiscal impacts of the current downturn, and position our community for sustainable growth. The projects and initiatives referenced below would create or save more than 5,500 jobs, preserve or enhance critical infrastructure, protect environmental resources, promote energy efficiency, build affordable housing, and support public safety.**

With a population of almost 75,000, New Rochelle is the seventh largest city in New York State and among the most diverse in its ethnic and socio-economic composition. We face a host of challenges related to urban and social policy and to aging infrastructure.

New Rochelle has a proven track record of utilizing federal and state aid to advance urgent public objectives and strengthen our regional economy. We have done so in a consistently efficient and transparent fashion and have been awarded the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting for fifteen years in a row.

The projects listed herein are prioritized within the categories of Critical Infrastructure, Transit-Oriented Development, Environmental Protection, Energy Efficiency, Homeland Security/Public Safety, Affordable Housing and Recreation and Culture. Each project is shovel ready within ninety days and/or will provide significant economic stimulus to the regional economy.

# CRITICAL INFRASTRUCTURE

## DPW MAINTENANCE AND OPERATIONS CENTER

### PURPOSE

This project will consolidate and relocate the Department of Public Works from its present locations along the waterfront (Pelham Road and Main Street) to an industrial area of New Rochelle (Beechwood Avenue).

***The relocation of this century-old and outdated facility from valuable waterfront location will make way for a \$500 million dollar development that will transform 26 acres of prime waterfront, and have dramatic economic impact to New Rochelle and the Lower Hudson Valley Region.***

### DESCRIPTION AND COSTS

The Maintenance and Operations Center will be a new state-of-the-art environmentally-friendly facility that will consolidate facilities currently at 235 East Main Street and 40 Pelham Road. The relocation of New Rochelle’s public works facilities will make possible the restoration of the ecosystems, and the clean up of contaminants on the Long Island Sound shore, while facilitating substantial positive development on the waterfront. The new Public Works center will encompass the city’s garage, fueling station, recyclables storage area, and salt dome, and may provide Local Government Efficiencies through the consolidation of facilities between the City of New Rochelle and the City School District at a future date.

***The estimated cost is \$25,000,000.***

### PROJECT STATUS

This project has completed the State Environmental Quality Review and is ready for design to proceed. The project can be completed within 18 months, creating 100 construction jobs.



*The Echo Bay redevelopment project depicted in the artist's rendering (left) will turn a decayed and underutilized industrial area– the former site of the City's Public Works maintenance center– into a thriving, mixed-use shoreline community and for the first time, open access to the Long Island Sound to both residents and visitors alike.*

## DPW MAINTENANCE AND OPERATIONS CENTER

### ECONOMIC IMPACT

The relocation of the Department of Public Works facilities is an essential prerequisite for the Echo Bay Waterfront Development Project, which will provide access to Long Island Sound, mitigate environmental hazards, upgrade critical infrastructure, and create a wave of economic activity in New Rochelle and the region.

<sup>1</sup>ERA estimates that the Echo Bay Waterfront Redevelopment will generate the following economic impacts in Westchester County:

- **A one-time economic impact of approximately \$577 million**
- **A recurring annual economic impact of approximately \$68 million**

In addition, the Echo Bay Waterfront Redevelopment will yield one-time and recurring tax revenues for New York State, the City of New Rochelle, the New Rochelle School District, Westchester County, and the Metropolitan Transportation Authority (MTA). ERA calculates that the project will provide the following direct fiscal benefits:

- **A one-time fiscal benefit of approximately \$13 million**
- **A recurring annual fiscal benefit of approximately \$7 million**

Included in the above statistics are employment and employment compensation figures.

**In addition, this project directly and indirectly supports and/or provides nearly 3000 jobs.**

# **CRITICAL INFRASTRUCTURE**

## **DRAINAGE PROJECTS: INFILTRATION AND INFLOW**

### **PURPOSE**

To repair and/or replace damaged infrastructure to mitigate frequent flooding, and infiltration and prevent inflow to the sanitary sewer system.

### **DESCRIPTION AND COSTS**

Drainage improvements at various locations will help protect homes and businesses. Frequent flooding can cause havoc to businesses, deter private investment, and negatively impact property values. Investments to reduce Infiltration and Inflow are necessary to protect aging systems that are breached due to cracks, joint failures, connection failures, and illegal connections. Taxpayers are impacted by rising costs to address the burden placed on treatment facilities.

***The estimated cost is \$4,750,000 and represents work that will be aimed to address identified issues, and spur downtown economic development in line with smart growth principles.***

### **PROJECT STATUS**

Portions of this project are ready for bid, other portions (sewer lining) can be accomplished via a simple “when and where” contract. More detailed design is required for other work. ***The project would be completed within 18 months, creating 50 construction jobs.***

### **ECONOMIC IMPACT**

The work prescribed will have a dramatic positive impact on the downtown economy of the City of New Rochelle, and will support increased private development including the Lecount Square Project. Lecount Square is a \$450 million project totaling 1.15 million square feet of new development in downtown New Rochelle. The project will consist of two tower buildings (50-stories and 19 stories) totaling 258 rental or for sale residences; 380,000 square feet of office space, including a two-story securities trading floor; a 175-room hotel; 200,000 square feet of retail and 12,000 square feet of restaurant space. The project will also include an adjoining eight-story Loft Building that will feature 58 units and some retail on the ground floor.

A study provided by Saccardi & Schiff, Inc estimates that the Lecount Square Project will generate the following economic impacts, including recurring tax revenues for New York State, the City of New Rochelle, the New Rochelle School District, Westchester County, and the Metropolitan Transportation Authority (MTA):

- **Annual Property Tax generation of \$4.5 million**
- **Recurring annual fiscal benefit through sales tax generation of \$6.6 million**

***In addition to construction related jobs, the Lecount Square project will generate over 1700 permanent jobs and 75 construction jobs.***

# **CRITICAL INFRASTRUCTURE**

## **STREET RESURFACING CITYWIDE/ MAIN STREET/NORTH AVENUE**

### **PURPOSE**

The combined street resurfacing projects will bolster the annual street repairs by addressing problem areas throughout the City including the major economic corridor along Main Street.

### **DESCRIPTION**

This project dramatically improves the annual Capital Highway Improvement Program for City-Wide roadway improvements. ***The estimated cost is \$8,375,000.***

### **PROJECT STATUS**

As a mill and fill project, this project requires limited detailed design to move forward. Design and bid documents can be completed within 60 days. It would be completed within 4 months.

### **ECONOMIC IMPACT**

This project promotes government effectiveness and efficiency, significantly reduces City operating and maintenance costs, and preserves existing infrastructure. ***It will create 20 construction jobs***, and support economic vitality to surrounding businesses in the downtown.

# CRITICAL INFRASTRUCTURE

## MARINA PARKING DECK REPAIRS

### PURPOSE

This project will make necessary repairs to maintain and increase the useful life of this public facility, support increased use of the marina and spur economic activity. The project will make necessary repairs to maintain and increase the useful life of this public facility. Adequate and safe parking is often a necessary component for economic activity. The parking deck is used for winter boat storage on the lower level, permit parking, and transient parking.

### DESCRIPTION AND COSTS

***The estimated cost is \$3,000,000.  
This project will create 20 construction jobs.***

### PROJECT STATUS

This project has completed preliminary design and requires limited detailed design to move forward. Design and bid documents can be completed within 60 days. The project would be completed within 9 months, creating 20 construction jobs.

### ECONOMIC IMPACT

This project will upgrade critical infrastructure and support the continued viability of the municipal marina as a local and regional hub for recreational boating. The marina is between Hudson Park and Five Islands Park, two pristine parks, minutes from the downtown business core. Therefore, enhancements to the marina parking deck will encourage visitors to park and walk to local shops, hotels, and restaurants.

# CRITICAL INFRASTRUCTURE

## Quaker Ridge Road Reconstruction

### PURPOSE

The proposed improvements include a newly resurfaced roadway, and will improve traffic and pedestrian conditions and safety along Quaker Ridge Road.

### DESCRIPTION

This project is to resurface 5.9 miles of roadway, provide ADA compliant and widened sidewalks, create new bicycle lanes a raised center island median, reduce lanes from 4 lanes to 3 (one lane per direction and center left-turn lane).

### PROJECT STATUS

This project could be ready to bid within 180 days. The project could be completed within 9 months after award, **creating 20 construction jobs**.

### ECONOMIC IMPACT

The Quaker Ridge Road Reconstruction is an ideal project to support smart growth. It effectively connects residential areas of the City with the Wykagyl Shopping Center, and other retail stores on North Avenue. In addition, it provides a link to neighboring schools and places of worship.

# TRANSIT-ORIENTED DEVELOPMENT

# 1

## NORTH AVENUE STREETScape

### PURPOSE

North Avenue Streetscape is the major North/South roadway in New Rochelle and connects residents to a variety of service institutions including education, government, banking, and retail including the City's Downtown Business District.

### DESCRIPTION AND COSTS

The project would enhance the physical environment and appearance of the corridor to bolster its economic viability, as well as support increased foot traffic. Project consists of the construction of streetscape improvements, including the installation of new sidewalks, lighting, trees, trash receptacles and other design elements.

***The estimated cost is \$1,200,000.***

### PROJECT STATUS

Design is complete and this project is ready to bid. This project would be completed within 9 months.

### ECONOMIC IMPACT

This project will make a marked change to the City's major North/South roadway by enhancing connections to the public and private parking lots along this stretch of North Avenue via design and wayfinding elements that address safety and esthetic concerns. Any opportunities for parking solutions and the creation of "gateway spaces" will be included in the final plans and contract documents. Reconstruction efforts along the North Avenue corridor will strengthen its connection to the downtown and build upon recent private and public sector investments furthering the revitalization along North Avenue by supporting its commercial districts. Lastly, this project supports walkable neighborhoods as espoused by smart growth principles. ***This project will create 25 construction jobs.***



# TRANSIT-ORIENTED DEVELOPMENT

# 2

## CHURCH/DIVISION GARAGE

### PURPOSE

The purpose of this project is to construct a parking garage in the heart of the City's Downtown Business District.

### DESCRIPTION

This project will support long-term development and investment in the downtown by constructing 840 space parking garage, including 200,000 square-feet of retail on the ground floor in the heart of the City's Downtown Business District.

***The estimated cost is \$16,000,000.***

### PROJECT STATUS

This project is ready to proceed with preliminary and detailed design. It would be completed within 2 years.

### ECONOMIC IMPACT

This new public facility will replace a deteriorating facility that does not adequately address the parking needs downtown. ***It will create 75 construction jobs and at least 300 – 400 permanent retail jobs, and contribute to the vitality of a major business center in the City of New Rochelle.*** This approach is in line with smart growth principles as it provides a mix of land uses, establishes public/private stakeholder collaboration, sustains a walkable neighborhood, and improves infrastructure in the core business district attracting private investment.

# ENVIRONMENTAL PROTECTION

## MARINA DREDGING

### PURPOSE

Marina Dredging is a crucial part to ongoing revitalization and conservation of our natural resources. The project will protect the environment by enhancing bio-diversity, and cleaning the silt and corrosive buildup that negatively impact aquatic life and habitat.

### DESCRIPTION AND COST

*The project costs \$2,000,000 to dredge approximately 20,000 cubic yards of material.*

### PROJECT STATUS

This project has completed design, has received both Corps of Engineers and Department of Environmental Conservation permits and is ready to bid. Due to permit constraints, this project would begin in the fall of 2009 and be completed within 3 months.

### ECONOMIC IMPACT

Dredging the marina will have a profound impact on the marina operation, and will allow for increased rental of boat slips, provide for commercial cruises, and/or dock space and attract visitors to restaurants, hotels, and other regional attractions in New Rochelle. The marina is between Hudson Park and Five Islands Park, two pristine parks, minutes from the downtown business core. Therefore, enhancements to the marina are necessary component to preserving the environment, activating the parks, and creating a destination point that will add to the local and regional economy.

*This project will create 20 construction jobs.*



# ENERGY EFFICIENCY

## REPLACEMENT OF WINDOWS AT CITY HALL

### PURPOSE

The City of New Rochelle's City Hall is a vintage 1962 building used to house not only the City Administration, but also the Board of Education and the Fire Department. As part of a comprehensive review of the building's systems, the most immediate energy savings can be realized through the replacement of the extremely inefficient windows throughout the building. These non-standard, oversized windows have virtually no UV value and should be replaced immediately.

### DESCRIPTION AND COST

This project is to replace 435 windows in City Hall with energy efficient windows, which will save money and energy. The project augments boiler and HVAC system renovations in terms of fuel and energy costs savings by replacing antiquated inefficient single glaze, aluminum frame windows with high efficiency double glaze windows.

***The estimated cost is \$1,750,000.***

### PROJECT STATUS

As a simple replacement project, this project requires limited detailed design to move forward. Design and bid documents can be completed within 60 days. This project would be completed within 6 months.

### ECONOMIC IMPACT

This project is expected to save 20% to 25% in energy costs annually. In addition, the City will tout the implementation of the project to encourage residents to use energy efficiency appliances, and apply efficiency improvements in their homes and businesses.

***This project will create 15 construction jobs.***



# HOMELAND SECURITY/ PUBLIC SAFETY

## SECURITY CAMERAS

### PURPOSE

This project will install 20 cameras in sensitive locations throughout the City, including the New Rochelle Transit Center, the Central Business District, and other areas identified by law enforcement.

### DESCRIPTION AND COST

This project will install cameras to support public safety, as video will be available to cars patrolling the area through wireless technology. This will improve mobile computing in police cars. ***The estimated cost is \$190,000.***

### ECONOMIC IMPACT

The investment of cameras will aid in the protection of critical infrastructure, and safety of residents/visitors/workers. The cameras will be placed near City parking lots, the New Rochelle Transit Center where Amtrak and Metro-North Trains make regular stops, and other sensitive areas. Cameras can deter criminal activity which is a quantifiable negative to positive economic growth.

***This project will create 5 jobs.***



# RECREATION AND CULTURE

## CITY PARK IMPROVEMENTS

### PURPOSE

This project expands and creates multi-use athletic fields and public recreation improvements on a 20 plus acre park which houses three (3) natural grass ball fields, a basketball court, playground, picnic area w/ shelter, a natural turf football/youth soccer stadium and an artificial synthetic turf athletic field complex used primarily for youth/adult and collegiate soccer.

### DESCRIPTION AND COST

The proposed improvements to City Park, located on Fifth Avenue in New Rochelle, includes a major renovation of multi-use, athletic playing fields and park improvements which will meet the current user demand for public recreation. The project will include improvements such as expansion of existing field house and stadium support building, site preparation, storm system installation, construction of new baseball/softball field, construction of new basketball court, addition of parking areas, turf improvements to existing football stadium and construction of new spray-feature areas and a paved trail system, among other tasks. **Federal funding needed is \$1,500,000.**

### PROJECT STATUS

This project is currently under design. Design can be completed within 120 days. This project would be completed within 18 months.

### ECONOMIC IMPACT

This Park is a regional hub for athletics primarily used under permit by a wide range of community youth & adult athletic organizations, local Colleges (Iona, CNR and Monroe), private schools and multiple levels of the New Rochelle School District interscholastic athletic teams. This improvement will attract visitors to New Rochelle. It is located on 5<sup>th</sup> Avenue which borders Larchmont, New York, and is a main corridor to the North Avenue Government District and connector to the Palmer Square Shopping Complex. These areas are likely to experience positive spillover effects due to increase park usage. **This project will generate 60 construction jobs.**

# **RECREATION AND CULTURE**

## **NEW ICE SKATING FACILITY**

### **PURPOSE**

This project expands on the City Park Improvements by providing a new ice skating facility.

### **DESCRIPTION AND COST**

The construction of a new ice rink facility will further enhance the recreational offerings at one of the most used parks in the City, and encourage private investment.

***The cost of this improvement is estimated at \$8,000,000.***

### **PROJECT STATUS**

This project is conceptual, and site location is identified in the Master Plan for City Park.

### **ECONOMIC IMPACT**

This Park is a regional hub for athletics primarily used under permit by a wide range of community youth & adult athletic organizations, local Colleges (Iona, CNR and Monroe), Private Schools and multiple levels of the New Rochelle School District interscholastic athletic teams. This improvement will attract visitors to New Rochelle. It is located on 5<sup>th</sup> Avenue which borders Larchmont, New York, and is a main corridor to the North Avenue Government District and connector to the Palmer Square Shopping Complex. These areas are likely to experience positive spillover effects due to increase park usage.

***This project is estimated to create 20 construction jobs.***

# AFFORDABLE HOUSING

## NEW ROCHELLE HOUSING AUTHORITY REDEVELOPMENT

### PURPOSE

The purpose of the Public Housing Redevelopment is to maintain an affordable housing resource in the City of New Rochelle in perpetuity. This will be accomplished by replacing obsolete structures and systems with 228 units of new town house style rental units, new water, sewer, utility systems, on and off street parking, and open recreational space.

### DESCRIPTION AND COST

The first phase of the project – which is “shovel ready” and can be implemented immediately- is comprised of 120 units of affordable housing. **Project cost for this phase is estimated at \$ 24,890,000.** This estimate includes \$ 1.4 million in infrastructure work such as curbs, street, water and sewer installations.

### ECONOMIC IMPACT

The economic impact locally will be significant and lasting with compounding multiplying effects across the construction labor and material industries. **An estimated 35 construction related jobs will be created with an additional 12 jobs created through ancillary work** such as architectural and engineering, site security, park maintenance, resident relocation, appliances, etc.